WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010053 DEEDWARR
Recvd: 02/02/17 13:59 3 pgs
Fees:18.00 Taxes:2775.00
20170202-0011418

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00.

Affiant

Subscribed and sworn to me on January 31, 2017.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29786SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Young's Fashion, Inc. 20 Tradition Lane Brentwood, TN 37027	Same As New Owner	-072-13-0-0391.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gallatin Road Car Wash Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Young's Fashion, Inc., a Tennessee corporation, hereinafter called **"GRANTEE,"** it's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot 1 on the Resubdivision of part of lots 3 - 6, A.H. Robinsons Subdivision, as of record in Plat Book 8250, page 380, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated therein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Gallatin Road Carwash Properties, LLC, by Warranty Deed from Robert J. Lenard, of record as Instrument No. 20010108-0002408, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Book 8250, page 380, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1411 Gallatin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 31st day of January, 2017.

Gallatin Road Car Wash Properties, LLC

BY: _____
John M. Lenard
as Member

BY: _____
Robert J. Lenard, Jr.
as Chief Manager

NOTARY ACKNOWLEDGEMENTS TO FOLLOW

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John M. Lenard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Gallatin Road Car Wash Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand ~~and official~~ seal on January 31, 2017.

Notary Public

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Robert J. Lenard, Jr.with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Gallatin Road Car Wash Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal ~~on~~ January 31, 2017.

Notary Public

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE